090.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	708,400	/	708,400
USE VALUE:	708,400	/	708,400
ASSESSED:	708,400	/	708,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIELL MICHAEL W/LISA H
Owner 2:	
Owner 3:	
Street 1:	174 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD JAMES & PATRICIA -
Owner 2:	-
Street 1:	174 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4949.000	310,500		397,900	708,400
Total Card	0.114	310,500		397,900	708,400
Total Parcel	0.114	310,500		397,900	708,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.03 | /Parcel: 426.03

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57440
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!7280!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,500	0	4,949.	397,900	708,400		Year end	12/23/2021
2021	101	FV	301,600	0	4,949.	397,900	699,500		Year End Roll	12/10/2020
2020	101	FV	301,600	0	4,949.	397,900	699,500	699,500	Year End Roll	12/18/2019
2019	101	FV	235,700	0	4,949.	403,600	639,300	639,300	Year End Roll	1/3/2019
2018	101	FV	235,700	0	4,949.	301,300	537,000	537,000	Year End Roll	12/20/2017
2017	101	FV	235,700	0	4,949.	272,900	508,600	508,600	Year End Roll	1/3/2017
2016	101	FV	235,700	0	4,949.	261,500	497,200	497,200	Year End	1/4/2016
2015	101	FV	230,100	0	4,949.	221,700	451,800	451,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:18:27

LAST REV

Date	Time
07/12/19	09:15:41
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD JAME	33828-343		10/15/2001		335,000	No	No		
EISEL JUDITH E	23020-566		3/29/1993		173,000	No	No		Y

USER DEFINED

Prior Id # 1:	57440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2014	1753	Siding	4,000					Strip existing sid
3/28/2003	200	Re-Roof	3,000	C				
4/12/2000	238	Wood Dec	1,650	C				REPLACE STAIRS/DEC

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	197	PATRIOT
3/9/2002	MLS	MM	Mary M
3/28/2000	Inspected	263	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4949		Sq. Ft.	Site		0	70.	1.15	5									397,930						397,900	

Total AC/HA:	0.11361	Total SF/SM:	4949	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,930	Spl Credit		Total:	397,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	175.465
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381415
Depreciation:	70943
Depreciated Total:	310472

COMMENTS

SCUTTLE. WIP CK 7/10.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

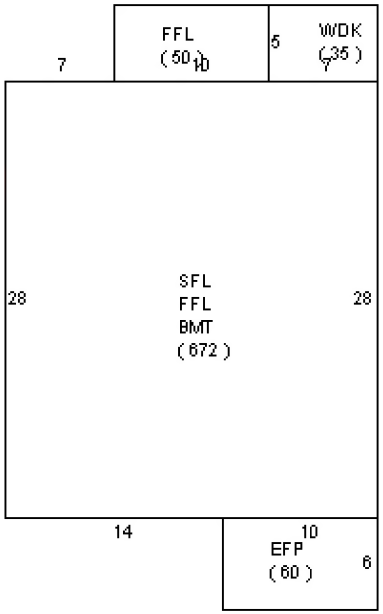
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	722	175.460	126,686
BMT	Basement	672	59.380	39,902
SFL	Second Floor	672	175.460	117,912
EFP	Enclos Porch	60	72.590	4,355
WDK	Deck	35	16.000	560
	Net Sketched Area:	2,161	Total:	289,415
Size Ad	1394	Gross Area	2161	FinArea 1663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.46
Special Features:	0	Val/Su Net:	143.68
Final Total:	310500	Val/Su SzAd	222.74

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	FR	2010	0.00	T	9	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: